

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: March 28, 2013
Re: Staff Report for Texas Roadhouse – Development Plan Amendment

Item #1 – Texas Roadhouse - Development Plan Amendment

(PID #201302260008)

Application: Development Plan Amendment
Location: 1879 Stringtown Road
Applicant: Adam Fischer, Thompson Thrift
Zoning: C-2
Use: Restaurant

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to amend the approved development plan for the Texas Roadhouse, proposed to be located on approximately 2.67 acres of land west of Parkway Centre Drive. The proposed amendment removes the previously approved attached retail structure and eliminates the drive aisle and parking along the eastern portion of the property. The remainder of the site, including the placement and architecture of the proposed Texas Roadhouse, will not change with the proposed amendment.

Site Plan

The 2.67 acre site will be accessed by a new curb cut on Parkway Centre Drive as well as an additional entrance off the shared entrance drive to Bob Evans and the Drury Inn. 24' wide drive aisles provide access around the parking lot and connects through to the Drury Inn property at the southwest corner of the proposed development, although the Drury Inn has not determined a timeline in which they intend to perform the improvements on their parcel to connect with the proposed Texas Roadhouse drive aisle. Access easements are proposed over the southern drive aisle from the Parkway Centre Drive entrance on the site to the

connection with the Drury Inn parking lot and over the entrance from the shared Bob Evans entry. The agreements will allow patrons of the future development on the proposed open space to the east to utilize parking and drive aisles on the Texas Roadhouse site. Maintenance responsibilities and utility easements are also included in the agreements.

The site plan also shows a 10x150' plot of land along Parkway Centre Drive as future right-of-way to be dedicated for the installation of a pull off COTA bus stop. The engineering and construction of this area will be the responsibility of the city.

Building

The proposed Texas Roadhouse will be 7,163 square feet in area with a dining area of approximately 4,000 square feet. The structure will be single-story, approximately 22 feet in height, finished in a combination of cedar siding, stone and brick. Two decorative towers on the structure will reach a height of approximately 29 feet. Below the decorative roof, the structure will be finished in brick with a stone water table and pilasters for accent. Above the decorative roofline the structure is proposed to be finished in pre-stained cedar siding. Parapets have been extended to screen rooftop equipment, and faux cedar shutters and decorative lighting fixtures are proposed above the decorative roofline to break up the cedar portion of the structure. A dumpster enclosure is proposed on the south side of the structure, screened with a matching stone veneer wall.

Parking

The proposed development will contain 167 parking spaces, exceeding the 80 required spaces based on the seating area of the proposed restaurant. Standard parking stalls will be 9'x20' and six (6) handicap spaces will be available on the site.

Lighting

Eight parking lot lighting fixtures are proposed for the site, with additional decorative lighting on the structure. The 0.5 footcandle minimum is met in all pedestrian and vehicular areas. The proposed site lighting fixtures (WLS Lighting, LS Series) and gooseneck decorative structure lighting have been selected to match the character of other lighting on adjacent developments including Bob Evans and the Drury Inn.

Landscaping

The applicant is proposing a variety of landscaping on the site including landscaping around the perimeter of the building and in parking lot peninsulas. Notes have been added to plans to address stipulations set on the previously approved development plan for one 2" caliper tree to be installed per 35 feet of lineal frontage along Parkway Centre Drive and that all existing landscaping and fencing will be preserved along Parkway Centre Drive, except for that requiring to be removed for the installed of the new drive access off Parkway Centre Drive.

Signage

Because the property is located in a C-2 district, all proposed signage will be reviewed and approved administratively by the Building Division through the sign permit process.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulation:

1. The signature block on Sheet C-1.0 should be replaced with the appropriate development plan signature block.